



59 Bartlemas Road
Oxfordshire,
OX4 1XU

Offers In Excess Of £800,000

RB REASTON BROWN

This Spacious Three-Bedroom Semi-Detached Home Offers a Large Plot With Extension Potential (STPP). Featuring a Bay-Windowed Living Room, Dining Room, Kitchen, Family Bathroom. Located 1.5 Miles From Oxford City Centre, It Provides Excellent Access to Schools, Shopping, Oxford Brookes University, and Hospitals.

Bartlemas sits on a larger-than-average plot, offering substantial potential for a large extension subject to planning permission. This versatile property begins with a front-facing living room featuring a charming bay window, creating a cozy and inviting space. The rear dining room overlooks a mature garden, accessible via patio doors, providing a picturesque dining experience. The kitchen includes both wall and floor units, offering walk in larder & ample storage and functionality. Additionally, a convenient office/storeroom offers potential for conversion into a utility room, enhancing the home's flexibility and appeal. The ground floor is completed with a cloakroom WC. On the first floor, a hallway leads to three comfortable bedrooms. This level also includes a family bathroom, which features both a bath and an over-the-bath shower, ensuring convenience for family living. The private rear garden is adorned with established plantings and trees, offering a secluded outdoor space perfect for relaxation. A driveway at the side of the property provides convenient access to a single garage and offers off-road parking for two vehicles. Bartlemas offers tremendous potential, making it an ideal family home or investment opportunity in East Oxford. The spacious plot and existing layout provide ample scope for expansion and personalization, subject to planning permission. The property is conveniently located near the chic Cowley Road, Oxford Brookes University, and Oxford's hospitals. Whether you are looking for a comfortable family residence or a property with significant development potential, Bartlemas is a unique opportunity in East Oxford. EPC = E Council Tax = E

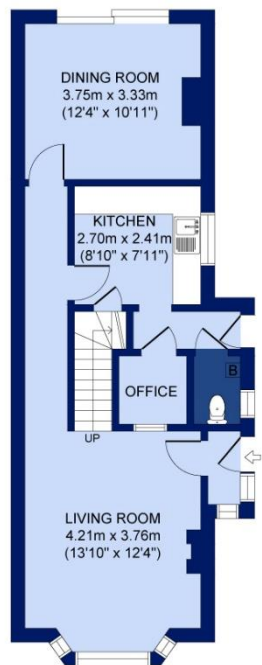
Situation

Bartlemas Road, located in East Oxford, Oxfordshire, OX4 1XU, is a charming street known for its blend of historic and modern properties. Just 1.5 miles from Oxford city center, it offers easy access to the city's extensive amenities, including renowned educational institutions, shopping centres, cultural attractions, and dining options. The street is close to several highly regarded schools, both state and independent, making it ideal for families. Housing styles range from period homes to contemporary developments within a vibrant community. Local amenities include parks, cafes, and shops. Nearby Cowley Road is famous for its eclectic mix of restaurants, bars, and boutiques. Bartlemas Road is conveniently located near Oxford Brookes University, ideal for students and staff, and is well-served by Oxford's hospitals, including the John Radcliffe, Churchill, and Nuffield Orthopaedic Centre. Transport links are excellent, with frequent bus services to Oxford city centre and beyond. Oxford train station, providing direct services to London, is easily accessible. The M40 motorway is a short drive away, offering convenient access to London, Birmingham, and the Midlands. Bartlemas Road is near several green spaces and recreational areas, & established golf course a few minutes walk away perfect for outdoor activities. Its strategic location, excellent amenities, and vibrant community make Bartlemas Road a highly desirable place to live in East Oxford.

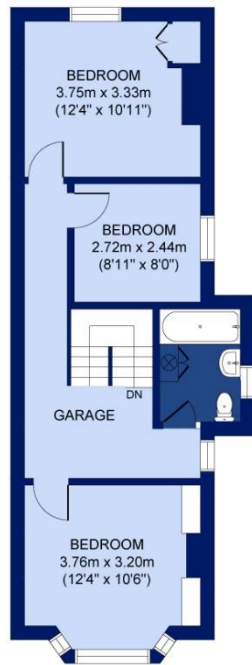
The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or







GROUND FLOOR



FIRST FLOOR

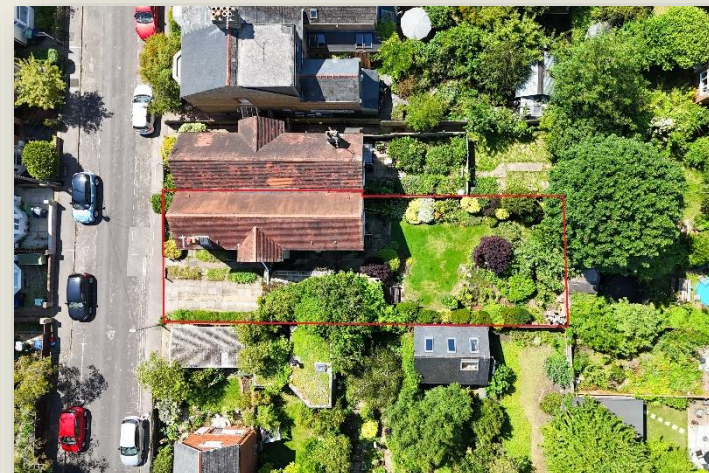


GARAGE



APPROX. GROSS INTERNAL FLOOR AREA 1300 Sq Ft / 121 Sq M
59 BARTLEMAS ROAD, EAST OXFORD, OX4 1XU

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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